

Document No. 4060
Voted at meeting of 4/9/81

BOARD OF APPEAL REFERRALS

April 9, 1981

1. Z-5117 George E. Collins
24 Wordsworth Street, East Boston
2. Z-5115 Federal Express Corporation (Purchaser)
275 Albany Street, Boston
3. Z-5030 Lawrence P. O'Brien
79-89 West Broadway, South Boston
4. Z-5145 Guiseppe Guigliano
107-109 Morris Street, East Boston
5. Z-5148 Helen Photis
335 Vermont Street, West Roxbury
6. Z-5151 RMD Realty Trust
130-132 Boylston Street, Boston
7. Z-5154 16-18 Kingston Street Realty Trust
16-18 Kingston Street, Boston
8. Z-5155 Bernard A. Herman
717-719 Boylston Street, Boston

MEMORANDUM

APRIL 9, 1981

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/14/81.

Z-5117
George E. Collins
24 Wordsworth Street,
East Boston
near McClellan Highway

Three-story structure.

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.8</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from three-family dwelling to a two-family dwelling and beauty salon.

Violation(s):
Section

Required

Proposed

8-7. Beauty shop is forbidden in an R-.8 District.

Community and Little City Hall have no opposition to proposed one chair beauty salon in first floor of structure.
Recommend approval with provisos.

VOTED: In reference to Petition Z-5117, brought by George E. Collins, 24 Wordsworth Street, East Boston, for a forbidden use for change of occupancy from three family dwelling to a two family dwelling and beauty salon in a Residential (R-.8) District, the Boston Redevelopment Authority recommends approval with the following provisos: that facility be limited to one operator; that service be by appointment only, 9 to 5, Monday thru Saturday; that signs be limited to minimum required by Board of Registration of Hairdressers, be located inside a window and displayed only during business hours; that the use extend to petitioner only and expire upon sale, lease or other disposition of property.



ADDISON

WORDSWORTH

BYRON

STREET

MOORE

WILLIAM

STREET

CAUGHER

CURTIS

BYRON

GRACE CHURCH

ST. MARY'S CHURCH

ST. MARY'S SCHOOL

PLAYGROUND

WINGTON

STREET

CEMETERY

Z-5117

24 WORDSWORTH ST.

(E.B.)

Board of Appeal Referrals

4/9/81

Z-5115

Federal Express Corporation (Purchaser)
275 Albany Street, Boston
at Traveler Street.

Hearing: 4/14/81.

One-story structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: Change occupancy from two repair shops, auto body garage, office and outdoor display of used cars to motor freight terminal with accessory parking facilities and gas pumps.

Violation(s):

Section

Required

Proposed

8-7. Motor freight terminal is conditional in an M-2 restricted parking district.

8-7. Accessory parking garage is conditional in a restricted parking district.

Vacant building and site will be significantly improved. Proposal is consistent with New York Streets Urban Renewal Plan. Recommend approval with proviso.

VOTED: In reference to Petition Z-5115, brought by Federal Express Corporation (Purchaser), 275 Albany Street, Boston, for two conditional uses for change of occupancy from two repair shops, auto body garage, office and outdoor display of used cars to motor freight terminal in a Manufacturing (M-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review. Vacant building and site will be significantly improved.



Z-5115
275 ALBANY ST.
(B.P.)

Board of Appeal Referrals 4/9/81.

Z-5130
Lawrence P. O'Brien
79-89 West Broadway
South Boston
at A Street

Hearing: 4/14/81.

Gas service station.

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Install 5,000 gallon underground diesel fuel storage tank.

Violation(s):

Section

Required

Proposed

8-6. Increase in conditional use requires Board of Appeal hearing.

Owner has operated service facility at site for many years. Proposal will satisfy demand for diesel fuel. Majority of citizen-residents groups have indicated support. Abutters have no objections. Recommend approval with proviso.

VOTED: In reference to Petition Z-5130, brought by Lawrence P. O'Brien, 79-89 West Broadway, South Boston, for a conditional use to install a 5000 gallon underground diesel fuel storage tank in a general business (B-1) District, the Boston Redevelopment Authority recommends approval with the following proviso: that traffic circulation plans be submitted for design review.



Z-5130
79-89 WEST BROADWAY
(S.B.)

Board of Appeal Referrals 4/9/81.

Hearing: 4/14/81.

Two-story structure.

Z-5145
Guisepe Guigliano
107-109 Morris Street,
East Boston
at Putnam Street

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: Legalize occupancy - repair shop garage.

Violation(s):
Section

Required

Proposed

8-7. Repair garage is forbidden in an H-1 District.

Proposal would not include body work or painting of cars. Building and site to be improved. Recommend approval with provisos.

VOTED: In reference to Petition Z-5145, brought by Guisepe Guigliano, 107-109 Morris Street, East Boston; for a forbidden use to legalize occupancy as repair shop garage in an Apartment (H-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: that hours of operation be from 8 AM to 5 PM only; that there is no parking, repairing or storage of vehicles on street; that there be no unregistered vehicles on street or premises at any time; that there be no lighting on any sign; that any sign be no greater than 20 square feet and not project from building; that all work be performed indoors; that no auto body work of any kind be performed at any time; that no acetylene torches or compressor equipment be used at any time; that there be no painting of automobiles; that snow be properly removed from both premises and sidewalks; that site, building and equipment be maintained in clean and orderly fashion; that refuse be stored in containers secure from vandals and arrangements made for proper disposal; that exterior of building not be modified in any way (painting, siding, facade change, window or door relocation) prior to design review; that there be no storage of gasoline on premises; that there be no repairing or storage of motorcycles on premises; that the use extend to the petitioner only and expire upon sale, lease or other disposition of property.



Z-5145
107-109 MORRIS ST.
(E.B.)

Board of Appeal Referrals

4/9/81.

Z-5148
Helen Photis
335 Vermont Street
West Roxbury
at Temple Street

Hearing: 4/14/81.

2 1/2 story structure.

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

Purpose: Erect one-story addition to two-family dwelling.

Violation(s):

Section

Required

Proposed

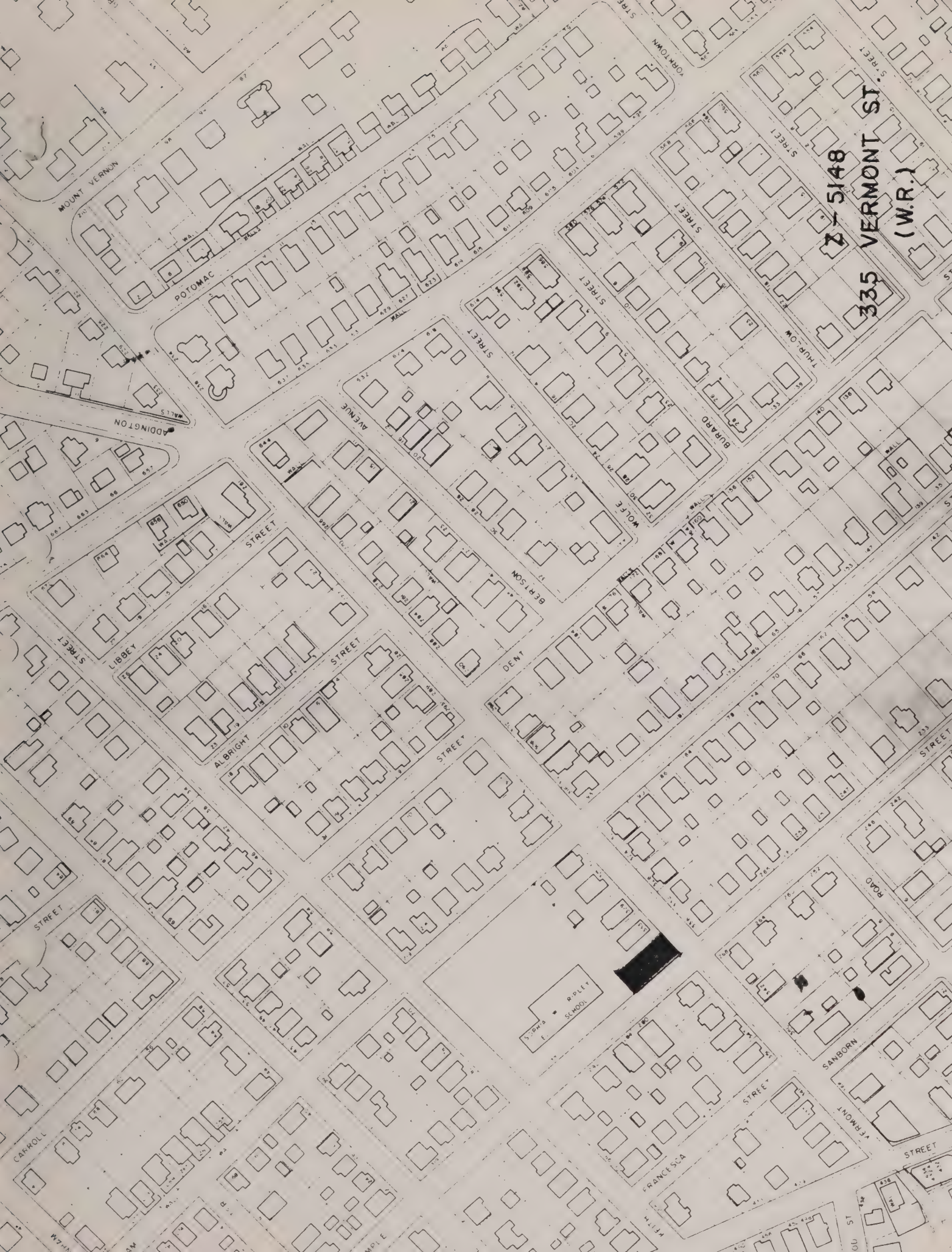
9-1. Extension of a non-conforming use requires
Board of Appeal hearing.

15-1. Floor area ratio is excessive.

Front porch addition existing. No adverse impact nor opposition.

Recommend approval.

VOTED: In reference to Petition Z-5148, brought
by Helen Photis, 335 Vermont Street, West
Roxbury, for an extension of a non-conforming
use and a variance to erect a one-story
addition in a Single Family (S-.5) District,
the Boston Redevelopment Authority recommends
approval. Porch addition existing with no
adverse impact.



2-5148
335 VERMONT ST.
(W.R.)

Board of Appeal Referrals

4/9/81

Hearing: 4/14/81.

Six-story structure.

Z-5151
RMD Realty Trust
130-132 Boylston Street,
Boston
at Boylston Place

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from restaurant, store and
office space to five apartments and restaurant.

Violation(s):

Section

Required

Proposed

17-1. Open space is insufficient.

20-1. Rear yard is insufficient.

Site is opposite Boston Common. Proposal would create five
condominium units, one per floor above first. Residential use
is compatible with and would enhance general area. Recommend
approval with proviso.

VOTED: In reference to Petition Z-5151, brought by
RMD Realty Trust, 130-132 Boylston Street,
Boston, for two variances for change of
occupancy from restaurant, store and office
space to five apartments and restaurant in
a General Business (B-10) District, the
Boston Redevelopment Authority recommends
approval provided plans for any exterior
changes inclusive of signs and storefront
renovations are submitted to the Authority
for design review.



Z-5151
130-132 BOYLSTON ST.
(B.P.)
MASSACHUSETTS
PARKING AUTHORITY

BOSTON

COMMON

CENTRAL
BURIAL
GROUND

BOYLSTON

CHARLES

PARKING

PARKING
GARAGE

MOTOR MART
PARKING GARAGE

HOWARD JOHNSON'S
ST. PARK PLAZA
HOTEL

COLUMBUS

STUART

CHURCH

SHAWMUT

BOTH

WARRENTON

SEWER PL.

STUART

PARKING
AREA

ELIOT

HADASSAH
WAY

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Board of Appeal Referrals

4/9/81.

Z-5154

16-18 Kingston Street Realty Trust

16-18 Kingston St., Boston

near Bedford Street.

Hearing: 4/14/81.

Parking Lot.

District(s):	apartment_____	general business <u>B-10</u>	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Continue use.

Violation(s):

Section

Required

Proposed

6-1. In variance with previous Board of Appeal decision.

Current conditional use, approved by Authority terminates April 30. Staff has no objection to granting additional two years. Proposal has been reviewed by Air Pollution Control Commission and complies with parking freeze regulations. Recommend approval with proviso.

VOTED: In reference to Petition Z-5154, brought by 16-18 Kingston Street Realty Trust, 16-18 Kingston Street, Boston, for a variance to continue use as parking lot in a General Business (B-10) District, the Boston Redevelopment Authority recommends approval with proviso that conditional use terminate April 30, 1983. Proposal has been reviewed by Air Pollution Control Commission and complies with parking freeze regulations.



Z-5154
16-18 KINGSTON ST.
(B.P.)

Board of Appeal Referrals

4/9/81.

Hearing: 4/14/81.

Z-5155
Bernard A. Herman
717-719 Boylston Street,
Boston
near Exeter Street

Five-story structure.

District(s): apartment _____ general business B-10-155 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from retail stores and offices
to retail stores, offices and school.

Violation(s):

Section

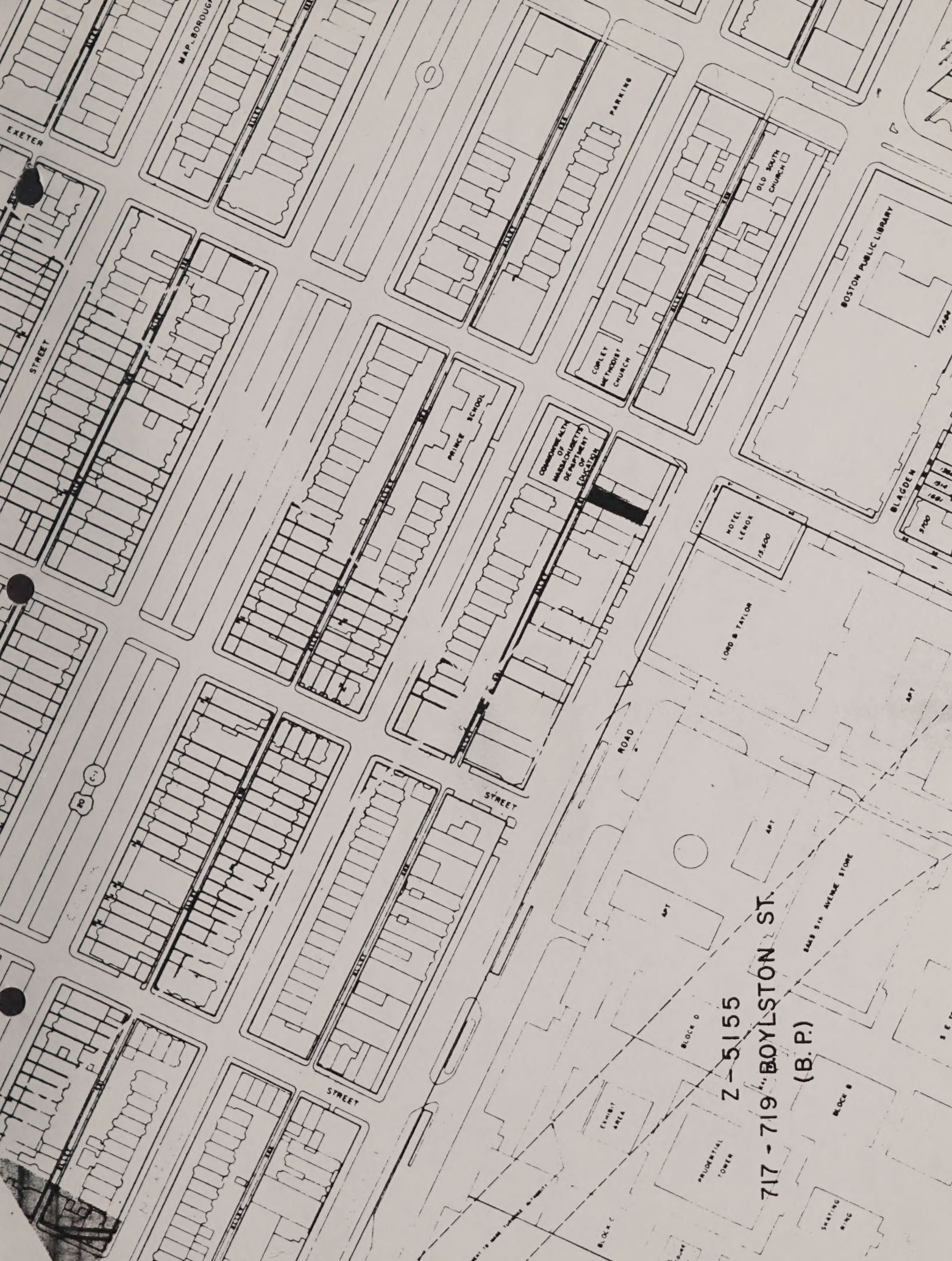
Required

Proposed

8-7. Trade, professional or other school is conditional
in a B-10-155 District.

Boston Bartending School of America, licensed by the Commonwealth, will
occupy the fifth floor of the structure. Student capacity will not
exceed nine at any one time. Proposal is consistent with commercial
character of area. Recommend approval.

VOTED: In reference to Petition Z-5155, brought by
Bernard A. Herman, 717-719 Boylston Street,
Boston, for a conditional use for change of
occupancy from retail stores and offices to
retail stores, offices and school in a
General Business (B-10-155) District, the
Boston Redevelopment Authority recommends
approval. Bartending school is consistent
with commercial character of the area.



Z-5155

717 - 719 BOYLSTON ST.

(B.P.)

